



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Ultimate Use of G-Basin/DeBenedetti Park

MEETING DATE: July 17, 1991

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council consider the ultimate use of the G-Basin/DeBenedetti Park as a golf driving range/9-hole, 3-par golf facility.

BACKGROUND INFORMATION: Over the past six years, the **Parks** and Recreation Department has proceeded with the thinking that the G-Basin/DeBenedetti Park area (52 acres) was to be developed as a golf driving range/9-hole, 3-par golf facility. Recently, within the last three months, we have been contacted by citizen Randy Snider as to a possible change of use or the potential for same. Mr. Snider's suggestion is that this area could be better used as a youth sports facility. As such, the staff was asked to present to the **Parks** and Recreation Commission various **plans** for use--golf configuration, youth sports, adult sports complex, etc. This was done at the May 7 meeting of the Parks and Recreation Commission. Mr. Tim Sullivan of Buchanan Field of Concord presented a golf concept; Ron Williamson and the Recreation staff presented youth/adult sports facility concepts.

At the conclusion of all presentations, the commission made a motion and voted **3-0**, with an abstention by Commission Casalegno, to continue with the golf facility idea/concept for development.

The consideration is still up in the air--the golf enthusiasts want to see a first-class driving range/golf complex, the youth/adult sports people would like to see their interests met. Our professional staff sees both areas/interests needing facilities with a leaning toward a youth sports complex and an indoor athletic facility. I, personally, go along with the golf complex idea, with consideration for a youth facility to take place in our next major basin facility development and to stay with the general plan concept of developing Pixley Park and the adjacent area into a major six to seven diamond facility for adults. (EXHIBIT A, minutes from May 7 Parks and Recreation Commission Meeting, is attached.)

FUNDING: To be determined.

Ron Williamson, Director
Parks and Recreation Department

APPROVED. _____

THOMAS A. PETERSON
City Manager



recycled paper

M I N U T E S

LODI PARKS & RECREATION COMMISSION MEETING
CARNEGIE FORUM

TUESDAY, MAY 7, 1991

I. Roll Call -

Present - Chairperson Bob Johnson, Dennis Jones, Elvera Melby,
Bob Casalegno, Ron Williamson, Scott Essin

Absent - Steve Scott, Marilyn Field

Minutes of April 2, 1991, meeting were approved as mailed on'
motion by Elvera Melby and second by Dennis Jones.

Ayes - Johnson, Jones, Melby, Casalegno

Noes - none

Absent - Scott

II. Superintendents/Supervisors Reports - no comments

III. Correspondence - postponed until later in the meeting

IV. Information Items and Project-Updates -

A. Zupo Field - Ron Williamson reported there was a new
contract for the change in pole sizes. Work is
progressing. Additional costs with pole size change.
Project should be completed by end of month.

B. Press Box in Grape Bowl - Ron Williamson reported no
funds available from school district. Various service clubs
and private citizens want to help. Scott Dasko drew up two
conceptual drawings; steering committee then selected one.
Work and funding being coordinated by steering committee
members. Meehleis Modular to do construction drawing.
Sunrise Rotary trying to spearhead financial end of
construction. \$52,000 estimate to build new press box.
Meehleis firm to pay half of cost of base. Hope to have
finished by September 1.

C. Cross-country Meets/Bicycle Riding in the Nature Area -
Approved by City Council at their April 17 meeting.

Non-agenda Item - Kofu Park Lighting Project - Ron Williamson -
reported this item on City Council agenda for May 15 meeting.
Project is off and running.

V. Action Items - postponed until later in the meeting

VI. Regular Agenda Items -

- A. Karl Greenlee Gate at Glaves Park for Parkview Terrace Access - Karl Greenlee, 2387 Hyde Park Cr., Lodi, former president of the Parkview Terrace homeowners' association and now manager, addressed the commission. They are requesting gate access to Glaves Park be installed in the chain link fence between their property and the park. Currently the only exit from Parkview Terrace is via Lodi Avenue. Gate would have a double lock and spring closure and be keyed to Parkview's front gate. Homeowners would have keys. Access would permit more use of Glaves Park by Parkview Terrace homeowners; they understand the gate would be locked at times by the Parks and Recreation Department. Bob Casalegno asked what City's liability would be if basin were full of water. Ron Williamson said that in conversation with City Attorney, City could be faced with much liability. Possible problem with gates remaining locked when rain anticipated but does not materialize over a weekend. Bob Johnson asked what were **the** City Attorney's feelings. Ron Williamson said City Attorney feels a contractual agreement between the City and the Parkview Terrace Homeowners Association is necessary addressing responsibility for installation, maintenance, locking, access to Parkview because gate not **locked**. Similar situation at River **Oaks**. Discussion followed. Bob Casalegno made a motion that Parkview Terrace Homeowners Association be allowed to install a gate with a contractual agreement that the City Attorney and City Council could approve. Motion was seconded by Elvera Melby.

Ayes - Johnson, Jones, Melby, Casalegno

Noes - none

Absent - Scott

Ron Williamson said he will pass commission's recommendation on to the City Manager and this item could be on the June 5 council agenda.

- III. Correspondence - Letter from Morgan Bennett requesting change in the policy regarding motorized craft on Lodi Lake (handed out at beginning of meeting). Morgan Bennett, 523 Olive Court, Lodi, addressed Commission and reiterated his written request that electric motors of 1 - 3 hp, creating little or no wake, be allowed on the lake during the times when non-mechanized craft are allowed. Mr. Bennett showed the commission his motor and photos showing how little wake is created by it even at full throttle. Current policy allows a maximum of three motorized vessels on the lake at any one time on Monday, Wednesday and Friday, from 8:00 - 11:30 a.m. and from 6:00 p.m. to dusk. Non-power boats are allowed on the lake on Tuesday, Thursday, Saturday and Sunday from 8:00 a.m. to dusk. As policy stands, small electric motors, such as Mr. Bennett's are considered the

same as other motorized vessels (including jet skis). Mike Bennett, Morgan's father, addressed the commission requesting that trolling motors between 1 and 3 hp, and creating little or no wake, be excluded from this category. Discussion followed. Dennis Jones made a motion to declare this an emergency situation to allow action to be taken at tonight's meeting. Motion seconded by Bob Casalegno.

Ayes - Johnson, Jones, Melby, Casalegno

Noes - none

Absent - Scott

Bob Johnson made a motion that a recommendation be made to the City Council to allow electric trolling motors of a **maximum** of 3 hp, and a no-wake policy, on the lake with people-powered vessels. Elvera Melby seconded.

Ayes - Johnson, Jones, **Melby**, Casalegno

Noes - none

Absent - Scott

V. Action Items -

- A. Facility Use Plan for G-Basin/DeBenedetti Park - Ron Williamson told the commission of the feasibility study by Bigler five years ago showed need for golf facility. This was prior to the opening of the Micke Grove golf course. **RFP** done by William **Sherman**; when it went to the City Manager, we were told there were no funds available. Tim Sullivan of Buchanan Fields has made a proposal for a nine-hole golf course and driving range. Request was made by Randy Snider at April 2 commission meeting that commission seriously consider using this area for youth sports practice and game fields. As a youth sports coach, he feels there is a definite need for youth sports facilities. City currently owns 27.5 acres at this site. **An** additional 8 acres are needed to accommodate a basin with no high ground. Fifty-one acres needed to accommodate golf course and basin. Ron introduced Tim Sullivan, President of All West Golf Services, Inc., a golf consultant/management company and owner/operator of Buchanan Fields, Craig Andersen, President of Trans Pacific Golf, Inc., a golf course construction company, and Damian Pascuzzo, Senior Design Associate with Robert Muir Graves, Ltd., a golf course design and development company; Craig Anderson addressed the Commission and said preliminary discussion makes 9-hole golf course and driving range appear feasible. Money invested could be made back. Normal minimum of 55 acres. Feel they could accommodate needs of Public Works. Parks and Recreation program needs seem well suited. They are looking at delivering a reasonably priced round of golf

and feel there is a favorable market here. (18-hole Micke Grove is a championship course.) Preliminary estimates are 3-4 months to design and 6-8 months for construction. Possibly ready to open in a year. Rendering shown commission is of Modesto course. Similar design would fit on current 27.5 acres. Per Damian Pascuzzo, approximately 2 acres would be needed for 200 parking spaces, 1 acre for maintenance and 2 acres for a pro shop. Storm drainage fee could pay for additional acres, per Richard Prima, out a few years. Idea that this facility would generate revenues; no maintenance and operations expenses to the City. Williamson then addressed staff's second idea for use of these 27.5 acres. We need an indoor facility at least 30,000 plus square feet; 44,000 square feet by 2007. Area could be built to address youth and adult baseball/softball diamonds. Ron Williamson showed various drawings that laid out facilities in a 27.5 acre setup and a 51 acre configuration. At least one acre in each facility for high ground, per Richard Prima. Similar to Salas Park. Diamonds and possible driving range but no indoor facility. Pixley Park earmarked for adult use long term. 52 acres - Looking at '97 or '98 to acquire. Four Little League diamonds, one hardball facility, adult softball (slowpitch tournaments {national}), indoor facilities, four soccer fields, rest rooms, concessions, etc. Rich Prima - drainage design criteria. Impact fees - 1) determine service areas; 2) establish levels of service; 3) determine improvements to meet service standards with new ground; 4) estimate cost and timing of improvements; 5) identify existing differences; 6) determine relative service demand for various land uses; 7) calculate fees. Public Works wants to get moving on grading plan for DeBenedetti Park. Costs increase the longer we wait.

Randy Snider, 2328 Brittany Lane, Lodi, addressed the commission. He feels the Parks and Recreation Department needs to define priorities. Youth sports expanding at a tremendous rate. Kids' games go until 10:00-10:30 p.m. due to lack of facilities. Feels that basin facilities would be the answer to continued growth of youth sports programs-- practice and game areas.

Bob Johnson asked Rich Prima population estimate for 2007. Projected to be 71,666. Parks and Recreation Department's service area includes LUSD service area. Ron Williamson asked Rich Prima how long it would be to see irrigation/turf moneys for this facility at the current 27.5 acre site whether it was for golf or sports, and was told it could be four years before enough money was in fund. Golf course/driving range completion would depend on who pays what. Environmental impact could change basins.

Bob Johnson said he can't see the 30% growth in youth participants being sustained. We could be out of needs by the time we have funds and sports facilities.

Dennis Jones asked if school sites are used for games? Eon said usually only for practices for baseball/softball and for games and practices for soccer. Bob Johnson suggested that City continue to explore golf course concept as it's an opportunity to get something moving at that site faster. Funds are currently not available for any other sports facility and it could be years before funds are available. Discussion followed. Bob Johnson made a motion to explore the Sullivan project (golf operation) and Elvera Melby seconded.

Ayes - Johnson, Jones, Melby

Noes - none

Abstain - Casalegno

Absent - Scott

Ron Williamson will make this recommendation to the City Council.

- B. Review of Proposal by National Grant Services and Modification of Lodi Lake West Park Area - Ron reported that NGS has come back with a grant project that could generate \$400,000, including a boat ramp. NGS feels it would **cost \$100,000** to make the old boat ramp adequate. Grant request must be filed by June 1. Plans will be brought to commission down the road. Bob Johnson strongly recommended encouraging the City Manager/Council to enter into a contract to retain NGS even if this is not the grant we want. Johnson indicated we need to get them on board and working for us--other commission members agreed.

VI. Regular Agenda Items -

- B. Parks and Recreation Budget and Supplemental Requests for 1991-92 - Elvera Melby asked about the increase of **\$18,000** in specialty class budget and was told by Ron Williamson that this **was** due to anticipated increase in classes and offsetting revenue. Bob Johnson expressed his concern over some of the equipment cost estimates and was told estimates were given to us by the Purchasing Department. Shipping, handling, taxes and delay in ordering must be figured into estimates. City feels it's better to over estimate costs and have funds budgeted rather than to under estimate which then requires a special allocation.
- C. Transportation Report from Bob Casalegno Regarding City Transportation System - Bob reported that the first meeting held dealt with Dial-A-Ride. Discussion on transportation

to connect with SMART or Weberstown. Asked for input from recreation side. Bob Johnson said possible expansion of current offerings by Loel Center and HSS for handicapped but this would not be under the Parks and Recreation Department's jurisdiction. Another suggestion **was** transportation to Camp Hutchins to and from schools.

VII. Comments from Commission, Staff and Public on Non-agenda

Items -

- A. Ron Williamson told commission that All City track meet, Saturday, May 4, had 225 participants. Big Valley Seniors tournaments using **six** of **our** sports facilities.
- B. Bob Casalegno asked how Sr. Park Ranger Kyle Roper is doing since his heart attack and was told that he didn't have open heart surgery and that it is unknown at this time how long he'll be off work.
- C. Commission requests that HSS projects be taken out of Parks and Recreation capital improvements in General Plan document (page **85**). Would rather see in classification of general city facilities.
- D. Bob Johnson asked **about** the current golf driving range facility and whether it would remain open if G-Basin becomes a driving range/golf course. Ron said we receive by subleasing **\$450** monthly rent and 10% of all ball rentals. Generates \$800-900 monthly. Problem with current location and balls going into residential areas even with low impact balls. Facility would not remain as a driving range if G-Basin is developed as a driving range/golf course. Ron sees festival expanding its operation into range area for RV and general parking needs for its activities.
- E. Ron told commission that we have received and are checking into several inquiries from people interested in operating food concessions at Lodi Lake. Asked general approval to pursue these opportunities. Commission agreed.
- F. Ron reminded commissioners of Mayor's Golf Tournament, Saturday, July 20.
- G. Saturday, June 22, is Lodi Day at Candlestick.
- H. Ron told commission that new rental fees **will** be implemented this weekend, Peace Officers' circus Friday, May 10, could net \$2,500 for City. Lodi Mexican-American Lions Club concert, Sunday, May 12; we'll get \$1,500 plus 10% of gross gate.
- I. Nepotism policy has been changed to allow children of volunteer (non-paid) board or commission members to work for department in which served, part-time supervisors can employ relatives part-time. Directors still can't employ family,

members in their Department. As amended policy now stands, supervisors' children can't work in same department. Ron plans to discuss this with the City Manager to get clear interpretation.

3. "How Are We Doing" questionnaires handed out to commission. Department is hoping to get input to improve customer service and program offerings. Bob Johnson suggested questionnaires might be included as a mailer with the Lodi News Sentinel and Ron said he would check on it.
- K. Ron told commission of the Emerson Park dedication ceremony to be held at noon, Wednesday, May 22. Box lunches will be provided so please let Ron know whether or not you will be attending.

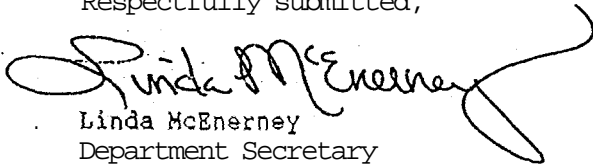
Meeting adjourned at 11:08 p.m. on motion by Chairperson Johnson and second by Commissioner Jones.

Ayes - Johnson, Jones, Melby, Casalegno

Noes - none

Absent - Scott

Respectfully submitted,



Linda McEnerney
Department Secretary

Reviewed and edited by
Ron Williamson